

*City of San Jose*

## ***Coyote Valley Specific Plan***

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### **Summary of Task Force Meeting on November 8, 2004 151 West Mission Street (Room 202 a and b)**

#### **Task Force Members Present:**

Mayor Ron Gonzales (co-chair), Councilmember Forrest Williams (co-chair), Vice Mayor Pat Dando, Supervisor Don Gage, Christopher Platten, Chuck Butters, Craige Edgerton, Dan Hancock, Doreen Morgan, Eric Carruthers, Helen Chapman, Jim Cunneen, Ken Saso, Neil Struthers, Russ Danielson, Steve Schott Jr., and Steve Speno.

#### **Task Force Members Absent:**

Gladwyn D'Sousa, Phaedra Ellis-Lamkins and Terry Watt.

#### **Technical Advisory Committee (TAC) Members Present:**

Dawn Cameron (County Roads), Mike Tasosa (VTA), Kerry Williams (Coyote Housing Group), Pat Sausedo (NAIOP) and Jane Mark (County Parks).

#### **City and other Public Agencies Staff Present:**

Councilmember Linda LeZotte, Jennifer Malutta (Mayor Ron Gonzales), Emily Moody (Council, District 2), Keith Stamps (Council District 2), Rabia Chaudhry (District 8), Rachael Gibson (Supervisor Don Gage's office), Laurel Prevetti (PBCE), Salifu Yakubu (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Regina Mancera (PBCE), Luke Vong (DOT), Rebecca Flores (Housing), Dave Mitchell (PRNS), and John Mills (Council District 6).

## **Consultants:**

Doug Dahlin (Dahlin Group), Ken Kay (KenKay Associates), Roger Shanks (Dahlin Group), Lowell Hawkins (Dahlin Group), Jack Hsu (Dahlin Group), Jim Musbach (EPS), Darin Smith (EPS), Tiefion Evans (EPS), Eileen Goodwin (APEX Strategies), Jodi Starbird (David J. Powers & Associates) and Tom Armstrong (HMH Engineers).

## **Community Members Present:**

Jerry Amaro, Richard Barbari, Marty Cheek, Roger Costa, Frank Crane, Larry Coons, Jerry Cole, Dina Campeau, Prince Daniels, Richard De Smet, Marty Estrada, Crisand Giles, George Gonzales, Janet Hebert, Maria Hernandez, Liz Hirata, Virginia Holtz, Jackie Hua, Jack Kuzia, Jim Lightbody, Eric Lisa Flippo, Josh LoBue, Vic LoBue, Chris Marchese, Dennis Martin, Sarah Muller, Tim Muller, Eric Morley, Jeremy Madsen, Ashley Neufeld, Wayne O'Connell, Patti O'Connell, Dana Pesce, Annie Saso, William Saso, Shur, Christina Schiesser, Don Weden, Paul Woods and Gary Ward

### **1. Welcome:**

The meeting convened at 5:30 p.m. with Mayor Ron Gonzales welcoming everyone in attendance to the 24<sup>th</sup> Coyote Valley Specific Plan Task Force meeting.

### **2. Acceptance of the September 28, 2004 Community Meeting Summary:**

Co-chair Forrest Williams called for a motion to accept the meeting summary for September 28, 2004 community meeting, and the motion passed unanimously.

### **3. Acceptance of October 4, 2004 Task Force Meeting Summary:**

Co-chair Forrest Williams called for a motion to accept the meeting summary for the October 4, 2004 Task Force meeting, and the motion passed unanimously with direction to add the following Task Force comment to the summary:

“Agriculture should be considered as an option in future retention areas south of Palm Avenue.”

#### **4. Discussion of Land Use Concepts and Responses to Feedback from Previous Meetings:**

Ken Kay, with KenKay Associates, presented the evolving land use concept for schools and the Central Green area connecting the west foothills to the Coyote Creek park chain to the south of the proposed lake at Bailey Avenue and Santa Teresa Boulevard. He explained the strategy for sharing park space between schools and the public, and the considerations involved in the planning of large and small schools.

Darin Smith, of Economic Planning Systems, presented an economic analysis of the school planning options and explained the assumptions and the costs associated with each option. He concluded that there could be a land savings of at least 40% with the shared schools and parks strategy.

Doug Dahlin, of the Dahlin Group, presented photos and site plans for Empire Gardens, Horace Mann and Galarza elementary schools and highlighted the advantages and disadvantages of each design. He also explained prototypical designs for elementary and middle schools featuring shared school and public use of play fields. A prototypical high school design was presented which featured shared parking. Doug indicated that all of the prototypical designs meet the California State School Standards.

Doug reviewed the land use principles, assumptions for the CVSP, and the evolving proposals and issues. He also explained the goals and strategies for workplaces and identified the challenges and opportunities associated with each strategy.

Darin Smith reviewed the findings and recommendations of the market analysis and correlated them to the workplace goals and strategies. He indicated that a major part of the future workplace demand would be for low-rise 4-6-story office.

Doug indicated that the preliminary workplace strategies are based on the economic findings and recommendations, interviews with large property owners, and on San Jose's Economic Development Strategy.

He explained that, based on the economic findings and recommendations, they have conceptually planned for 50,000 jobs on 470 acres, 5,000 of which would be in mixed use locations. Doug illustrated five alternative workplace strategies and indicated that the evolving composite land use plan is primarily based on one of the five alternatives (Alternative Five) which accommodates a mixed use district within the IBM and Xilinx properties with housing and services for young recruits.

Mayor Gonzales asked for comments and questions from the Task Force and the following comments were received:

a) Schools and the Central Green:

- Support for the idea of multi-story schools and shared use of parks between schools and the public.
- Recommend that there be more parking provided for high school students.
- Recommend that the high school be relocated away from the lake, which is prime real estate and should be used for other land uses.
- Concern that with shared schools and parks we may be losing parklands.
- Support for the idea of small classroom sizes.
- Support for a maintenance agreement between the parks and the schools that respects the need for school safety and security as well as adequate public park use.
- Concern regarding how shared park and school use will work when many of the high schools currently have closed campuses.
- Recommend that meals be provided on school campuses.
- Recommend that regular developer fees be required for parks and schools that are part of the shared schools and parks strategy.
- Recommend that the schools be designed for maximum transit use.
- Concern about maintenance costs for shared parks and schools.
- Recommend that the shared use of other facilities in addition to fields be explored (e.g. shared use of libraries, community meeting rooms).
- Question as to whether the Central Green will be used as a wildlife corridor? *Doug indicated that it would not and that the wildlife migration corridor will be separate from the Central Green.*
- Recommend that a central sports complex (possibly shared with other uses) be included in the Plan.
- Recommend that parking be shared between business and retail uses.
- Commend staff and the consultants for a remarkable job on the concepts for the schools and parks.
- Support for the overall concept of the Central Green with the shared schools and parks design.
- Recommend that the maintenance of the fields be part of an overall maintenance district.
- Recommend that there be adequate parking provided for outside events held on the school grounds.
- Observation that a larger high school provides a better range of programs and curriculum.
- Recommend that there be adequate parking at the high school.
- Recommend that we follow the recommendations of the Morgan Hill Unified School District.
- Recommend that growing trends where parents drop off children in elementary and middle schools be considered in the planning.

b) Workplace Strategies:

- The phasing should be designed to encourage people to live and work in the same area, and housing should be provided for service workers.
- Recommend that there be some discussion as to how the inclusion of mid and high-rise development within Coyote Valley would impact the Downtown.
- Recommend that the Plan include live/work units.
- Request for information regarding the funding of infrastructure for the early phases of the project.
- Recommend that the new trends in workplace, such as telecommuting, be considered in the Plan.
- Observation that "Build-to-suit" projects may be the focus of the new workplace development in Coyote Valley.
- Recommend the development of business incentive programs to attract jobs to Coyote Valley.
- All jobs, including non-driving industry jobs, should be considered as part of the 50,000 jobs target.
- Commend staff and the consultant on a good understanding of the workplace issues.
- Coyote Valley has the advantage of attracting large campus users.
- The Plan should provide a lot of flexibility for workplace design to be successful.
- Coyote Valley may be less competitive in the overall market since it will have the heavy burden of providing a lot more infrastructure than other established workplace areas in the Valley.
- Research and Development (R&D) has historically been important to the City and adequate space for R & D should be provided.

## **5. Greenbelt Update:**

Laurel Prevetti explained that the City recently held a meeting with the Greenbelt property owners at which Sibella Kraus of SAGE (an agricultural viability specialist) presented her preliminary findings with regard to the Greenbelt. Laurel indicated that it was a successful meeting and there were many useful comments provided by the property owners.

Laurel explained that while some property owners are still interested in subdivision of 2 ½ to 5-acre lots in the Greenbelt, the Plan is required to stay within the existing regulatory framework so small lot subdivision will not be considered. She stated that there will be more meetings with the Greenbelt property owners, and there will be more discussion with the Task Force regarding the Greenbelt at their meeting on December 13, 2004.

Laurel introduced Sibella Kraus who reviewed her preliminary Greenbelt findings and the comments she received from 60 interviews with property owners and stakeholders. She explained the challenges and opportunities and some conceptual ideas for planning in the

Greenbelt. Doug Dahlin explained the details of a draft agricultural land use concept for the Greenbelt.

Mayor Gonzales asked for comments from the Task Force regarding the Greenbelt and the following comments were provided:

- Support for the direction that the Greenbelt concept is going in.
- Recommend that the Plan provide mechanisms to ensure the provision of permanent open space.
- Recommend that a structure be established for the County to work with the City to implement the concepts for the Greenbelt area.
- Would like to review what the holding capacity under existing policy is for the rural development of the Greenbelt?
- Concern about forcing property owners to farm.
- Concern that some of the ideas do not seem realistic.
- There is a need to address churches and social services in the Coyote Valley Specific Plan. What is the status of Victory Outreach Church? *Laurel Prevetti indicated that Victory Outreach Church owns land in the Greenbelt and the church does not have permits for its current site. She indicated that the consultants are looking at opportunities for churches in the urban portion of Coyote Valley.*
- Would like to see information provided to the Task Force regarding the results of the meeting with the East of Monterey Road property owners.
- Observation that the Greenbelt is a regional issue. Some of the stakeholders are only bringing their wish list but they are not willing to help with implementation.
- The north and mid Coyote property owners are already faced with high infrastructure costs for the Plan and there will be a major concern if the Greenbelt financing is also required.
- Property owners in the Greenbelt need incentives to spend their own money to maintain their holdings in the Greenbelt.

The public had the following comments regarding the Greenbelt:

- Richard De Smet indicated that only about two out of the 60 farmers are able to make it in farming. He also stated that in many cases farms are too small to farm and that farming is not profitable any more. He indicated support for the idea of affordable housing on a community septic system.
- Jeremy Madsen of the Greenbelt Alliance indicated support for the ideas presented by Sibella Kraus and Laurel Prevetti. He also stated that there is a lot of truth to the ideas presented regarding traditional farming. He recommended that there be provisions for animal habitat and migration corridors. He also distributed a letter to the Task Force from the Greenbelt Alliance that includes 6 key points regarding the Greenbelt.
- Roger Costa recommended that the Task Force consider looking at the entire area, not just the north and mid Coyote areas. He stated that property rights are important to

people in the Greenbelt. He noted that without outside funding for the Greenbelt, there would need to be financial help from the north and mid-Coyote property owners. Roger recommended that a compromise be considered to look at low level of development such as the development in the Woodside area.

- Chris Allen indicated that intensive agriculture requires about 42,000 gallons of water per day and that a 50,000-gallon holding tank would be required on site. He stated that cooperation of the Water District would be necessary to facilitate agriculture in the Greenbelt.
- Jackie Hue with Victory Outreach Church (VOC) asked whether the Task Force has come up with any locations for churches in the Greenbelt. She stated that the church provides a lot of gang prevention programs and other important community services.
- George Gonzales with VOC asked whether the Task Force has responded in writing to the Greenbelt owners concerns. He also questioned where fire and police services would be located.
- Maria Hernandez asked what assurances there would be for equity for Greenbelt property owners.
- Prince Daniels asked whether there are any thoughts about having a Greenbelt Task Force. He also stated that diversity is more important than the size of schools.
- Jerry Amaro with VOC thanked Sibella Kraus and the Mayor and stated that he is a long time resident of the area and has been raising hay, but there is no money in it. He is interested in the idea of sports facilities on land owned by Victory Outreach Church.
- Reverend Nick Casares with VOC stated that they can open the church to everyone and they can help deal with a lot of the area problems. He asked whether the Task Force would ensure that Victory Outreach Church or other churches could be built in the Greenbelt.

## **6. Public Comments:**

- Christina Schiesser with VOC asked whether the Task Force has come up with locations for churches in South Coyote Valley?. She also indicated that the VOC has been able to work on gang problems in schools and help with other social issues.
- Marty Estrada with VOC indicated that Laurel Prevetti told him that there would be a draft plan for churches. He stated that he has not seen the plan yet and that he didn't want to get it at the last minute. He would also like to speak earlier on the agenda. He questioned equity for churches.
- Reverend Lazarus Rios indicated that VOC helped him get off drugs and gangs. He stated that the south county area has very few facilities for people who are on probation. He indicated that Victory Outreach Church helps with these issues. He asked whether the Task Force is willing to help build a church in this area.
- Wayne O'Connell stated that schools are an important issue and indicated that if the high school is not located in the core area of the Plan, then reverse commutes may result for students. He indicated that this could help balance the transit flow usage.

## **7. Adjourn:**

The meeting was adjourned at about 8:00 p.m. The next Task Force meeting will be on November 29, 2004 and all of the materials presented tonight will be posted on the website.

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